

BOARD OF ZONING APPEALS
MEETING AGENDA
November 17, 2016

The CITY OF KNOXVILLE BOARD OF ZONING APPEALS will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their November 17, 2016 meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main St, Knoxville, TN. Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Division, 5th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.

An agenda review meeting is held at 3:00 pm in Room 511 of the City County Building, prior to the regular meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Metropolitan Planning Commission within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

October 20, 2016 minutes

OLD BUSINESS

File:	6-G-16-VA	Parcel ID: 121GJ001, -002,
Applicant:	John Wisinger	-003, and -004
Address:	5656 Lyons View Pike	
Zoning:	R-1 (Low Density Residential) District	
	2 nd Council District	

Variance Request:

Increase the maximum permitted wall height from 42 in. to 114 in. (9'6") on parcels 121GJ001, 002, 003, & 004 per Article 5, Section 6.C.2.

As per submitted plan to permit construction of detached dwellings in an R-1 District.

File:	9-C-16-VA	Parcel ID: 122OJ00202
Applicant:	Arthur Seymour, Jr.	

Address: 2932 Alcoa Hwy
Zoning: C-3 (General Commercial) District
1st Council District

Variance Requests:

1. Increase the maximum permitted height of a primary detached ground sign on a scenic highway from 6 ft. to 40 ft. per Article 8, Section 11.6.e.2.
2. Increase the maximum area of a primary detached ground sign on a scenic highway from 36 sq. ft. to 145 sq. ft. per Article 8, Section 11.6.e.2.

As per submitted plan to permit reconstruction of a ground sign in a C-3 District.

File: [10-F-16-VA](#)
Applicant: WP General Partnership
Address: 4315 Kingston Pike
Zoning: C-6 (General Commercial Park) District
2nd Council District

Parcel ID: 107LA019

Variance Request:

Reduce the minimum required number of parking spaces from 1022 spaces to 670 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit redevelopment of and existing shopping center in a C-6 District

File: [10-J-16-VA](#)
Applicant: Robert Campbell & Associates
Address: 4829 Maple Sunset Way
Zoning: R-2 (General Residential) District
5th Council District

Parcel ID: 069HC01601

Variance Request:

Reduce the minimum required drive aisle width for 90 degree parking from 26 ft. to 14 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to address an as built parking lot not on the original plans in an R-2 District.

File: [10-K-16-VA](#)
Applicant: Urban Engineering, Inc.
Address: 2201 Sutherland Avenue
Zoning: O-1 (Office, Medical and Related Services) District
6th Council District

Parcel ID: 094OE016

Variance Requests:

1. Reduce the minimum required Sutherland Avenue front yard setback from 25 ft. to 5 ft. per Article 4, Section 2.2.1.D.1.
2. Reduce the minimum required Concord Street front yard setback from 25 ft. to 5 ft. per Article 4, Section 2.2.1.D.1.
3. Reduce the minimum required southwest side yard setback from 12 ft. to 9 ft. per Article 4, Section 2.2.1.D.2.
4. Reduce the minimum required rear yard setback from 25 ft. to 5 ft. per Article 4, Section 2.2.1.D.3.
5. Increase the maximum permitted lot coverage from 30% to 43% per Article 4, Section 2.2.1.D.5.a.

6. Reduce the minimum required usable open space from 9,600 sq. ft. to 5,250 sq. ft. per Article 4, Section 2.1.6.E.

As per submitted plan to permit construction of an attached housing development in an O-1 District.

NEW BUSINESS

File: [11-A-16-VA](#) **Parcel ID:** 123BD02301
Applicant: Sycamore Sign Service
Address: 4603 Chapman Hwy
Zoning: C-4 (Highway and Arterial Commercial) District
1st Council District

Variance Requests:

1. Increase the maximum permitted height of a primary detached ground sign from 20 ft. to 30 ft. per Article 8, Section 11.6.c.Table.
2. Increase the maximum permitted area of a primary detached ground sign from 165 sq. ft. to 201.2 sq. ft. per Article 8, Section 11.6.d.Table.
3. Decrease the minimum street frontage for a changeable price sign from 250 ft to 166 ft per Article 8, Section 8.7.a.

As per submitted plan to permit a primary ground sign in a C-4 District.

File: [11-B-16-VA](#) **Parcel ID:** 093DC006
Applicant: David R. Mixon
Address: 3550 Pleasant Ridge Road
Zoning: C-6 (General Commercial Park) District
3rd Council District

Variance Requests:

1. Increase the maximum permitted height of a wall or fence in the front yard from 3.5 ft. to 8 ft. per Article 5, Section 6.C.2.
2. Increase the maximum permitted area of a secondary detached ground sign from 32 sq. ft. to 171 sq. ft. per Article 8, Section 11.6.b.3.
3. Increase the maximum permitted height of a secondary detached ground sign from 8 ft. to 10 ft. per Article 8, Section 11.6.b.3.

As per submitted plan to permit construction of a brick wall/fence in a C-6 District.

File: [11-C-16-VA](#) **Parcel ID:** 081KA003
Applicant: Sanders Pace Architecture
Address: 2419 N. Central Street
Zoning: C-3 (General Commercial) District
5th Council District

Variance Request:

Reduce the minimum number of required parking spaces from 17 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit reuse of a vacant commercial building in a C-3 District.

File: 11-D-16-VA
Applicant: Batson, Himes, Norvell & Poe
Address: 2745 Jersey Avenue
Zoning: R-2 (General Residential) District
2nd Council District

Parcel ID: 108BE024

Variance Requests:

1. Reduce the minimum required front yard setback for parking in a multi-family development from 10 ft. to 2 ft. per Article 5, Section 7.A.2.f.
2. Reduce the minimum required parking stall depth for 90 degree parking to a curb from 15.5 ft. to 13.5 ft. per Article 5 Section 7.A.4.a.2.Table.

As per submitted plan to permit development of additional multi-family dwellings in an R-2 District.

File: 11-E-16-VA
Applicant: Roy Payne
Address: 725 Deery Street
Zoning: R-1A / H-1 (Low Density Residential / Historic Overlay) Districts
4th Council District

Parcel ID: 094DJ021

Variance Requests:

1. Increase the maximum permitted lot coverage from 30% to 40.6% per Article 4, Section 2.1.2.D.6.
2. Reduce the minimum required side yard setback for an accessory structure from 8 ft. to 2 ft. per Article 4, Section 2.1.2.D.2.b.
3. Reduce the minimum required rear yard setback for an accessory structure from 5 ft. to 2.5 ft. per Article 4, Section 2.1.2.D.3.b.

As per submitted plan to permit the construction of accessory structures in an R-1A / H-1 District.

File: 11-G-16-VA
Applicant: CCSHP Knoxville LLC
Address: 1830 Cumberland Avenue
Zoning: FD-CU-1 & CU-2 (Form District – Cumberland Avenue) District
1st Council District

Parcel ID: 108CE006.01
& 021.01

Variance Requests:

1. Reduction of the minimum required parking module width in a parking garage with 90 degree parking on one side of the aisle from 44 ft. to 38 ft. 4 in. per Article 5, Section 7.A.4.d.1.Table.
2. Reduction of the minimum required parking module width in a parking garage with 90 degree parking on both sides of the aisle from 60 ft. to 55 ft. 4 in. per Article 5, Section 7.A.4.d.1.Table.

As per submitted plan to permit construction of a multi-story mixed use building in a FD-CU-1 & CU-2 district.

File: 11-H-16-VA
Applicant: Knoxville Utilities Board
Address: 0 Holston Hills Road
Zoning: EN-1 (Established Neighborhood) District
4th Council District

Parcel ID: 071MC022

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (841.5 ft.) to one foot above the 100-year flood elevation (830 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection system in an EN-1 District.

File: 11-I-16-VA **Parcel ID:** 108LA01501
Applicant: Knoxville Utilities Board
Address: 0 Scottish Pike
Zoning: FD-SW-1 (Form District - South Waterfront) District
1st Council District

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (827.2 ft.) to one foot above the 100-year flood elevation (821.6 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection system in an FD-SW-1 District.

File: 11-J-16-VA **Parcel ID:** 108ID016
Applicant: Knoxville Utilities Board
Address: 617 Cheowa Circle
Zoning: R-1 (Low Density Residential) District
2nd Council District

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (825.4 ft.) to one foot above the 100-year flood elevation (820.6 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection and treatment system in an R-1 District.

File: 11-K-16-VA **Parcel ID:** 095PC010
Applicant: Knoxville Utilities Board
Address: 1701 Jones Street
Zoning: FD-SW-7 (Form District - South Waterfront) District
1st Council District

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (828.6 ft.) to one foot above the 100-year flood elevation (822.4 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection and treatment system in an FD-SW-7 District.

File: 11-L-16-VA **Parcel ID:** 095FD001
Applicant: Knoxville Utilities Board

Address: 2000 Riverside Drive
Zoning: I-4 (Heavy Industrial) District
6th Council District

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (830.8 ft.) to one foot above the 100-year flood elevation (824.0 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection and treatment system in an I-4 District.

File: [11-M-16-VA](#)
Applicant: Knoxville Utilities Board
Address: 2100 Neyland Drive
Zoning: I-4 (Heavy Industrial) District
2nd Council District

Parcel ID: 108FB014

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (826.6 ft.) to one foot above the 100-year flood elevation (821.2 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection and treatment system in an I-4 District.

File: [11-N-16-VA](#)
Applicant: Knoxville Utilities Board
Address: 2907 Ginnbrooke Lane
Zoning: RP-1 (Planned Residential) District
1st Council District

Parcel ID: 122PD01804

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (822.8 ft.) to one foot above the 100-year flood elevation (819.0 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection and treatment system in an RP-1 District.

File: [11-O-16-VA](#)
Applicant: Knoxville Utilities Board
Address: 3516 Ginn Road
Zoning: OS-2 (Open Space) District
1st Council District

Parcel ID: 135-009

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (822.8 ft.) to one foot above the 100-year flood elevation (819.0 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection and treatment system in an OS-2 District.

File: 11-P-16-VA
Applicant: Knoxville Utilities Board
Address: 4800 Riverplace Drive
Zoning: R-1 (Low Density Residential) District
4th Council District

Parcel ID: 083FA02102

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (833.0 ft.) to one foot above the 100-year flood elevation (828.2 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection and treatment system in an R-1 District.

File: 11-Q-16-VA
Applicant: Knoxville Utilities Board
Address: 5072 S National Drive
Zoning: I-3 (General Industrial) District
1st Council District

Parcel ID: 110-02611

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (836.4 ft.) to one foot above the 100-year flood elevation (828.6 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection and treatment system in an I-3 District.

File: 11-R-16-VA
Applicant: Knoxville Utilities Board
Address: 5772 Sandis Lane
Zoning: R-1 (Low Density Residential) District
4th Council District

Parcel ID: 071EB002

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (837.6 ft.) to one foot above the 100-year flood elevation (831.7 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection and treatment system in an R-1 District.

File: 11-S-16-VA
Applicant: Knoxville Utilities Board
Address: 5810 Lyons View Pike
Zoning: R-1 / F-1 (Low Density Residential / Floodway) Districts
2nd Council District

Parcel ID: 121CA00901

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation (823.8 ft.) to one foot above the 100-year flood elevation (819.4 ft.) per Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)

As per submitted plan to permit improvements to the wastewater collection and treatment system in R-1 / F-1 Districts.

File: 11-T-16-VA
Applicant: Ross/Fowler
Address: 1328 Legacy Cove Way
Zoning: RP-1 (Planned Residential) District
2nd Council District

Parcel ID: 133LD001

Variance Request:

Increase the maximum permitted height for a fence or wall located in the required front yard setback from 42 in. to 7 ft. 8.5 in. per Article 5, Section 6.C.2.

As per submitted plan to permit the construction of a fence in an RP-1 (Planned Residential) District.

File: 11-U-16-VA
Applicant: Michael Kropilak
Address: 4312 Shawnee Lane
Zoning: R-1 (Low Density Residential) District
2nd Council District

Parcel ID: 107MC005

Variance Request:

Increase the maximum permitted accessory building coverage with use on review approval from 1,100 sq. ft. to 2,200 sq. ft. per Article 5, Section 4.C.Table.

As per submitted plan to permit an addition to an existing accessory building in an R-1 District.

File: 11-V-16-VA
Applicant: Knoxville Montessori School
Address: 4301 Kingston Pike
Zoning: R-1 (Low Density Residential) District
2nd Council District

Parcel ID: 107LA017

Variance Request:

Reduce the minimum required east side yard setback from 35 ft. to 25 ft. per Article 4, Section 2.1.1.E.2.c.

As per submitted plan to permit expansion of the school in an R-1 District.

File: 11-W-16-VA
Applicant: Open Door Architecture / Sara Martin
Address: 1210 Luttrell Street
Zoning: R-1A / H-1 (Low Density Residential / Historic Overlay) Districts
4th Council District

Parcel ID: 081LK004

Variance Requests:

1. Reduce the minimum required lot width at the front building line from 75 ft. to 50 ft. per Article 4, Section 2.1.2.4.a.
2. Increase the maximum permitted lot coverage from 30% to 35% per Article 4, Section 2.1.2.6.a.

As per submitted plan to permit platting of an existing substandard parcel in R-1A / H-1 Districts.

File: 11-X-16-VA
Applicant: City of Knoxville
Address: 2011 Kay Street
Zoning: FD-SW-6 (Form District – South Waterfront) District
1st Council District

Parcel ID: 109AA017

Variance Requests:

1. Reduce the minimum required parking garage module width for 90 degree parking on both sides of the aisle from 60 ft. to 54 ft. per Article 5, Section 7.A.4.d.1.Table.
2. Reduce the minimum cross aisle width for two-way traffic from 26 ft. to 17 ft. per Article 5, Section 7.A.4.d.2.
3. Reduce the minimum driveway width from 20 ft. to 11.5 ft. per Article 5, Section 7.B.3.c.Table.

As per submitted plan to reconfigure an existing parking garage and surface parking lot in an FD-SW-6 District

OTHER BUSINESS

The next BZA meeting is December 15, 2016.

ADJOURNMENT